



Now Serving You In 3 Locations!!

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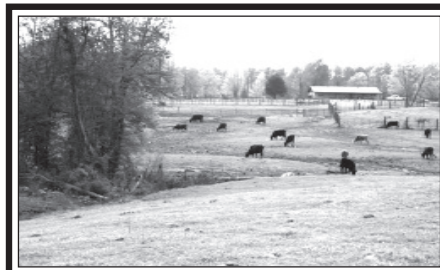
Choice Smith, Sales Associate
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#25177- HOMESITE/ RECREATIONAL- 20+ Acs. of land great for a building site. Wooded w/ approx. 5+ acs. cleared, secluded. **\$58,600 Call Choice Smith**



#15238- 268+ ACRES OF TX RANCLAND! Pasture, new fencing, cross fencing, hay barn, hwy frontage, rolling terrain, working pens, ponds, deep well. **Call Tina Kruse**



#15223- MUDDY CREEK RANCH/ 164+ ACRES- Private working ranch, lots of grass, sandy loam soil, live creek. OK stone home w/ 4 BR, 2 BA, laundry & mud room, open liv., black granite counter tops throughout, walk-in shower & jacuzzi tub. 7 Ponds, fencing, horse barn, tact/feed room. Lots of wildlife. **\$750,000 Call Tina Kruse**



#40018- CONVENIENCE STORE- Located off of Hwy 82 in Avery, TX. Fully furnished w/ approx. 4,800 sq ft under roof, and approx. 448 sq ft of storage in back. Walk in and take over business opportunity. **\$650,000 Call Shane Harvey for much more information.**



#40054- MULLIGAN GAME RANCH- 500+ Acs. of beautiful hunting land & recreation w/ all the amenities. 4 BR, 3 BA manufactured home, completely furnished. 2 Liv. areas, lrg. kit. w/ bar. Cabana, relaxing spa, shop, guest home, atv trails, stocked lake & ponds, abundant wildlife. **Call Shane Harvey**



#15236- RANCLAND- 140+ Acs. of land great for ranching, farming, all open w/ rur. water, 30+ ac. hay meadow, 3 pastures, scattered trees. Owner will finance! **\$2,000 per acre. Call Tina Kruse**



#15232- RANCHETTE W/ BRICK HOME- 23+ Acs. of flat terrain land, all open w/ perimeter fencing, apple & plum trees, pole barn, storage. 3 BR, 1.5 BA brick hm loc. in Avery ISD. 2 BR, 2 BA mobile home also included w/ this property. **\$149,500 Call Tina Kruse**



#25176- RANCH STYLE/ RESIDENTIAL- 3BR, 3 BA brick home on 2+/- acs., metal roof, lrg. rooms, sunroom, back deck/patio, ceiling fans, carport, 2 storage bldgs. 2 BR, 1 BA fix up mobile home included. **\$75,000 Call Choice Smith**



#25172- HISTORICAL HOME- 3 BR, 1 BA frame home on double lot. Lrg. trees, quiet setting w/ lovely homes surrounding, built in appliances. Very nice! **\$49,500 Call Choice Smith**

15230- RESIDENTIAL ON 3+ ACRES!- 3 BR, 2 BA frame home on 3+ acs., flat terrain, fencing, all open w/ fruit & nut trees. Home has elec. h/a, front porch, well. Secluded setting! **\$79,500 Call Tina Kruse**

40010 FARM & RANCH/RECREATIONAL PROPERTY- Approx. 180 acs pasture & 150 acs of native timber w/nice draws & ponds. Also has 7 ac lake. Farm & County Rd frontage! **Call Shane Harvey**

25156- HORSE OR SMALL RANCH PROPERTY- 12+ acs. of farm or ranch land w/ approx. 9+ acs. of open pasture. Conveniently located close to I-30. Additional 2+ acs. w/ home avail. separate. **REDUCED! \$27,500 Call Choice Smith**

45097 - RESTAURANT/HOME - Clarksville, TX - Very nice restaurant w/home living quarters. This has many possibilities & also includes rental property. The restaurant is constructed over a scenic view of Delaware Creek & comes fully furnished. The home is a 2BR/2BA & 1800 Sq. Ft. 2 story w/balcony deck & was built in 2004 in a lodge/ rustic style with all amenities. **Call Shane Harvey.**

15227- COUNTRY CAFE/ CONVENIENCE STORE- Very nice restaurant, convenience store loc. on 1+ ac. Com. refrigerators, cook stove w/ oven, deep fryer, 2 lrg. freezers. Steel prep tables, commercial microwave, coffee maker, toaster & much more! Turn key business! **\$85,000 Call Tina Kruse**

15217- HARDWARE STORE- Full service hardware store, very successful in small town, reasonably priced. Great opportunity for the independent business owner! **Call Tina M. Kruse for much more information.**

15221- RESIDENTIAL W/ INCOME- 2 BR, 1 BA brick/wood home on 2+ acs. Front porch, nice deck, modern style w/ built in appliances. 2 Green houses w/ fans & heat. **\$120,000 Call Tina Kruse**

25137- RV PARK/ BRICK HOME- Great business opportunity! 14+ Acs. w/ RV park in front & mobile hm park in the back. Brick hm also loc. on the prop. Great loc., hwy 59 frontage in Queen City, TX. Close to WRight Patman Lake, all equip. & assets included! **\$339,000 Call Choice Smith**

25160- RANCHING/ HUNTING- Great location! 305+ acs. of ranching, hunting or farming land. Creek runs through property w/ 1.5 ac. pond. Mixture of flat & rolling terrain. **REDUCED! \$1,950 per ac. Call Choice Smith**

40047- HUNTING/ RECREATION- 42+ Acres of land with road frontage on 2 sides, lots of wildlife including deer, turkey, hogs and much more. Water & electric are available. **Call Shane Harvey for more information.**

The information contained herein is furnished by the owner to the best of their knowledge, but is subject to verification by the purchaser. Agent assumes no responsibility for correctness. The sale offered is made subject to errors, omissions, price changes, prior sale/withdrawal without notice. In accordance w/the law, this property is offered without respect to race, color, creed, sex, national origin, physical limitations, or familial status.